182.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,400 / 754,400
					USE VALUE:	754,400 / 754,400
					ASSESSED:	754,400 / 754,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAPOOR BHUPESH &
Owner 2:	MEHTA SHIVANI
Owner 3:	
Street 1:	22 INDIAN HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BIHARI JONATHAN D & KATHLEEN L -
Owner 2:	-
Street 1:	22 INDIAN HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,578 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1742 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6578.000	322,300		432,100	754,400
Total Card	0.151	322,300		432,100	754,400
Total Parcel	0.151	322,300		432,100	754,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.16 | /Parcel: 433.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123217

GIS Ref

GIS Ref

Insp Date 05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 182.0-0003-0014.0

!14251!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,100	0	6,578.	432,100	754,200	754,200	Year End Roll	12/18/2019
2019	101	FV	248,400	0	6,578.	432,100	680,500	680,500	Year End Roll	1/3/2019
2018	101	FV	247,800	0	6,578.	364,200	612,000	612,000	Year End Roll	12/20/2017
2017	101	FV	247,800	0	6,578.	333,400	581,200	581,200	Year End Roll	1/3/2017
2016	101	FV	245,000	0	6,578.	284,000	529,000	529,000	Year End	1/4/2016
2015	101	FV	239,200	0	6,578.	246,900	486,100	486,100	Year End Roll	12/11/2014
2014	101	FV	239,200	0	6,578.	228,400	467,600	467,600	Year End Roll	12/16/2013
2013	101	FV	239,200	0	6,578.	217,300	456,500	456,500		12/13/2012

PRINT

Date	Time
12/11/20	04:07:05

LAST REV

Date	Time
06/19/18	12:51:02
mmcmakin	

PAT ACCT. 14251

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIHARI JONATHAN	67174-466		1/29/2016		662,000	No	No		
LYDOTES JAMES/L	57153-554		7/18/2011		545,000	No	No		
HAM JOHN A	49617-195		6/15/2007		454,000	No	No		
	9177-188		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	123217
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2013	181	Redo Bat	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	BS	Barbara S
8/7/2017	SQ Returned	EMK	Ellen K
7/2/2012	External Ins	BR	B Rossignol
10/18/2011	MLS	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
10/15/2008	Measured	197	PATRIOT
8/5/2007	MLS	HC	Helen Chinal
12/29/1999	Meas/Inspect	163	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6578		Sq. Ft.	Site		0	70.	0.94	7									432,137						432,100	

Total AC/HA: 0.15101 | Total SF/SM: 6578 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,137 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	173.846
Other Features:	87112
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395913
Depreciation:	73640
Depreciated Total:	322273

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

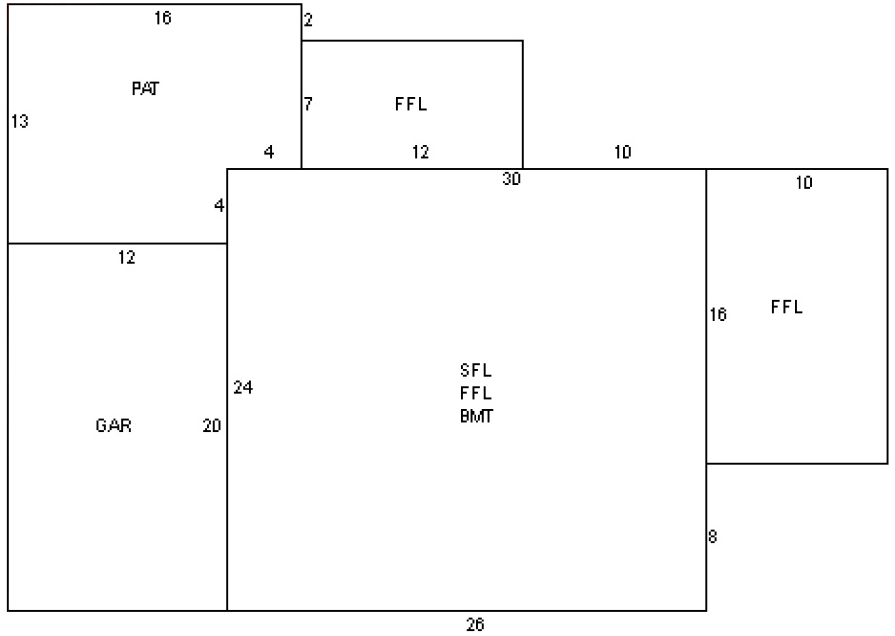
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.85
Special Features:	0	Val/Su Net:	126.49
Final Total:	322300	Val/Su SzAd	216.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	868	173.850	150,899
BMT	Basement	624	67.800	42,307
SFL	Second Floor	624	173.850	108,480
GAR	Garage	240	26.180	6,284
PAT	Patio	192	4.330	831
	Net Sketched Area:	2,548	Total:	308,801
Size Ad	1492	Gross Are	2548	FinArea 1742

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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